

✓ 7-2-86

Abstracted

CITY OF CUPERTINO

GENERAL PLAN AMENDMENT

1-GPA-80

EXHIBIT A

"GENERAL PLAN AMENDMENT"

ADOPTED : JULY 18, 1983

INSTITUTE OF GOVERNMENTAL
STUDIES LIBRARY

AUG 27 1986

UNIVERSITY OF CALIFORNIA

PLANNING COMMISSION RESOLUTION NO. 2409 : 6/22/83
CITY COUNCIL RESOLUTION NO. 6138 : 7/18/83

RESOLUTION NO. 6497

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CUPERTINO
ADOPTING AN AMENDMENT TO THE COMPREHENSIVE GENERAL
PLAN FOR THE TOWN CENTER PLANNING AREA

WHEREAS, the City Council, as a part of the comprehensive General Plan study, has reviewed the recommendations of the Planning Commission and has held public hearings involving many citizens and hours of discussion, and

WHEREAS, the City Council has concluded its deliberation relative to the General Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED:

1. That the City Council hereby adopts an amendment to the General Plan as set forth in Exhibit A attached hereto and made a part thereof.
2. That the City Council hereby authorizes the Mayor to endorse said adoption.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Cupertino this 19th day of February, 1985, by the following vote:

Vote Members of the City Council

AYES:	Gatto, Rogers, Sparks, Johnson
NOES:	Plungy
ABSENT:	None
ABSTAIN:	None

ATTEST

APPROVED:

/s/ Allison Villarante

City Clerk
Deputy

/s/ Phil N. Johnson

Mayor, City of Cupertino

THE HISTORY OF THE

AMERICAN PEOPLE
FROM THE FIRST SETTLEMENTS TO THE PRESENT TIME
BY J. W. FULTON

THE HISTORY OF THE AMERICAN PEOPLE
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BY J. W. FULTON

EXHIBIT A: General Plan Amendment 2-GFA-84 Revised
Figure 2-G of 1979 General Plan

FIGURE 2-G
TOWN CENTER TRIP ACCOUNTING
BY MAJOR OWNERSHIP

SITE A CALI FAMILY 418 TRIPS

TRIP CREDIT
26.11 ACRES X 16/ACRE = 418

<u>TRIP GENERATION</u>	<u>USE</u>	<u>SQ. FT.</u>	<u>FACTOR</u>	<u>TRIPS</u>
	OFFICE	339,000	1/1000	= 339
	RESIDENTIAL	158 DU	.5/DU	= 79
	TOTAL			= 418

SITE B MAY INVESTMENT (TOWN CENTER PROPERTIES) 226 TRIPS

TRIP CREDIT
14.11 ACRES X 16/ACRE = 226 (plus 3 additional trips approved
by City Council Resolution No.
6136 = 229)

TRIP GENERATION

ALTERNATIVE 1

<u>USE</u>	<u>SQ. FT.</u>	<u>FACTOR</u>	<u>TRIPS</u>
OFFICE	45,000	1/1000	= 45
RESIDENTIAL	366	.5/DU	= 183
ELDERLY	0	.10-.18	= 0
TOTAL			= 228

ALTERNATIVE 2

<u>USE</u>	<u>SQ. FT.</u>	<u>FACTORS</u>	<u>TRIPS</u>
OFFICE	90,000 (Max.)	1/1000	= 90
RESIDENTIAL	276 (Max.)	.5/DU	= 138
ELDERLY	220 (Min.)	.18/DU	= 40
TOTAL			= 268

Note 1: Any portion of the additional 45,000 sq. ft. of office space in Alternative 2 can be built only if built concurrently with or subsequent to a minimum of 220 elderly units.

Note 2: The land use mix for Site B will be precisely defined in conjunction with a use permit application. The total project mix will comply with the trip constraints as set forth above. The residential component including the elderly housing shall be subject to the Below Market Rate Housing Program.

SITE C LINCOLN PROPERTIES 112 TRIPS

TRIP CREDIT
7.0 ACRES X 16/ACRE = 112

<u>TRIP GENERATION</u>	<u>USE</u>	<u>SQ. FT.</u>	<u>FACTOR</u>	<u>TRIPS</u>
	OFFICE	91,000	1/1000	= 91
	RESIDENTIAL	42 DU	.5/DU	= 21
	TOTAL			= 112
TOTAL 47.26 ACRES X 16				756 TRIPS

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Exhibit A: General Plan Amendment 2-GPA-84 Revised
Policy 3-C of 1-GPA-80

Existing Wording of Policy 3 from 1-GPA-80

Policy 3 - Subject to the exceptions listed below, the land use intensity policies for the Town Center Planning Area remains unchanged.

- a. The 26+ acre Cali family landholding is permitted 300,000 sq. ft. of additional commercial and office space plus a maximum 240 room hotel complex. The hotel is a permitted land use subject to an economic analysis which demonstrates that the Town Center hotel will not have an adverse effect upon the construction of the Vallco Park hotel complex.
- b. Town Center developers are encouraged to submit development proposals which incorporate, to the greatest extent possible, the maximum number of dwelling units designated on Figure 2-E.
- c. The maximum 90,000 sq. ft. of non-residential space designated for Site B shall be service oriented professional office and/or community or local retailing activities.

1. Introduction

The purpose of this report is to provide a detailed analysis of the data collected during the experiment. The data was collected over a period of 10 days, and the results are presented in the following sections.

The first section of the report describes the experimental setup and the data collection process. The second section presents the results of the experiment, and the third section discusses the implications of the findings. The fourth section provides a conclusion and a summary of the key points.

The data collected during the experiment shows a clear trend of increasing values over time. This trend is consistent across all the data points, and it is likely that it is due to the experimental conditions.

The results of the experiment are presented in the following table. The table shows the values of the data points over time, and it also includes a column for the calculated values.

RESOLUTION NO. 6512

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CUPERTINO
ADOPTING AN AMENDMENT TO THE COMPREHENSIVE GENERAL
PLAN FOR THE OLD MONTA VISTA PLANNING AREA

WHEREAS, the City Council, as a part of the comprehensive General Plan study, has reviewed the recommendations of the Planning Commission and has held public hearings involving many citizens and hours of discussion, and

WHEREAS, the City Council has concluded its deliberations relative to the General Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED:

1. That the City Council hereby adopts an amendment to the General Plan as set forth in Exhibit A attached hereto and made a part thereof.
2. That the City Council hereby authorizes the Mayor to endorse said adoption.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Cupertino this 19th day of February, 1985, by the following roll call vote:

<u>Vote</u>	<u>Members of the City Council</u>
AYES:	Gatto, Plungy, Rogers, Sparks, Johnson
NUES:	None
ABSENT:	None
ABSTAIN:	None

ATTEST:

APPROVED:

/s/ Allison Villarante

City Clerk

/s/ Phil N. Johnson

Mayor, City of Cupertino

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EXHIBIT A
PLANNING COMMISSION RESOLUTION NO. 2602

1. The land use intensity for properties located within the study area boundary depicted on Figure 1 is regulated by .33 Floor Area Ratio (FAR) for commercial and .33 FAR for office.
2. The mix of uses must comply with off-street parking requirements established by the relevant zoning district. The owners of property located east of Orange Avenue, north of Granada Avenue, west of the Southern Pacific Railroad right of way and south of Stevens Creek Boulevard may rely on public parking located on Pasadena and Imperial Avenues to meet the off-street parking needs for the commercial component for a mixed use development. Parking for the office component must be provided on site.
3. Policies 1 and 2 of General Plan Resolution No. 2009 are hereby rescinded.
4. Commercial and office structures shall be designed in a manner to provide a "traditional store front" appearance on public streets. Buildings intended for an initial office use shall be designed to accommodate future entrances from the sidewalk for future retail shops. The building should not be separated from the public sidewalk by extensive landscaping beds or changes in elevation.

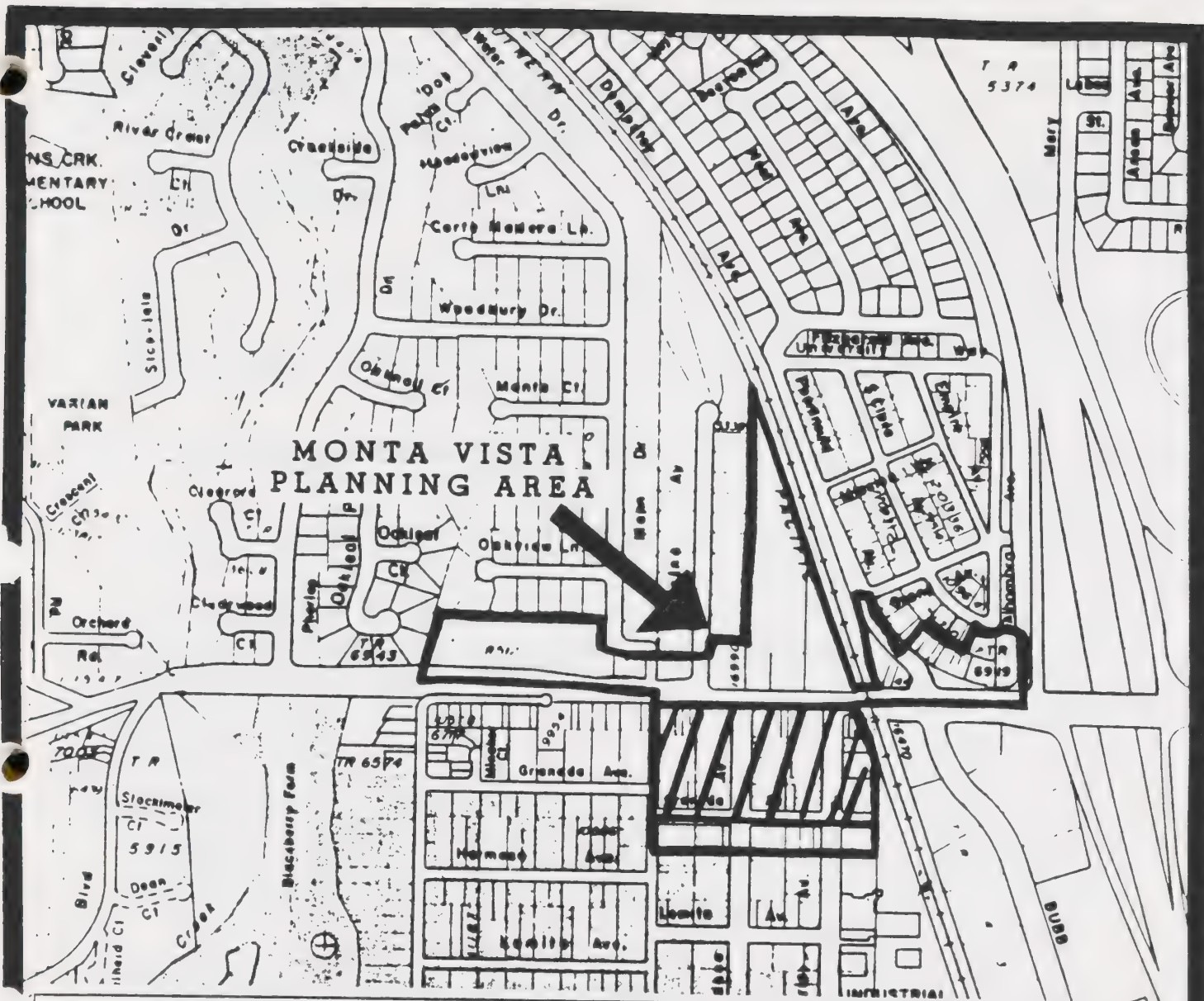


Figure I

LEGEND

— BOUNDARY LINE DESCRIBING AREA WHERE COMMERCIAL ACTIVITIES CAN OCCUPY OFFICE BUILDINGS CONSTRUCTED BASED UPON A .33 FLOOR AREA RATIO



BOUNDARY OF AREA WHERE PROPERTY OWNERS CAN OBTAIN CREDIT FOR ON STREET PARKING FOR COMMERCIAL ACTIVITIES

Application 2-GPA-84



City of Cupertino

10300 Torre Avenue
Cupertino, California 95014
Telephone: (408) 252-4505

P.O. Box 580
Cupertino, California 95015

June 21, 1984

TO: ALL INTERESTED PARTIES

CITY COUNCIL ACTION

This will confirm the action by the City Council at their meeting of June 18, 1984 at which Council adopted a motel policy per Planning Commission Resolution No. 2525.

Sincerely,

DOROTHY CORNELIUS
CITY CLERK

rw

cc: Department of Planning and Development

Itsuo Uenaka
10431 N. De Anza Boulevard
Cupertino, CA 95014

Geno Castello
14744 Montalvo Road
Saratoga, CA 95070

Hing Enterprises Limited Yue Tung
3901 Woodcreek Lane
San Jose, CA 95117

Manuel & Rosalia Castello
P. O. Box 61478
Sunnyvale, CA 95086

John Milich & Steven Dorcich
2435 Forest Avenue
San Jose, Ca 95128

Robert Allario
14169 Okanogad Drive
Saratoga, CA 95070

Crossroads Center
Allen & Marian Byer
c/o Hare, Brewer & Kelley
305 Lytton Avenue
Palo Alto, CA 94301

Pinn Brothers Construction
Steve Evarkiou
2470 S. Winchester Avenue
Campbell, CA 95008

General Plan Interpretation

RESOLUTION NO. 2525
OF THE PLANNING COMMISSION OF THE CITY OF CUPERTINO
ADOPTING A POLICY REGARDING THE APPLICATION OF THE
GENERAL PLAN FLOOR AREA RATIO (F.A.R.) REQUIREMENTS
TO MOTEL DEVELOPMENTS.

A motel operation, which is primarily comprised of residential guest rooms, is a unique commercial land use, particularly with respect to traffic generation. This policy establishes a F.A.R. regulation which recognize the unique commercial/residential characteristics of a motel activity.

The F.A.R. rule for a motel operation is as follows:

A .70 F.A.R. ceiling establishes the maximum building floor space for all categories of land use activity on a motel site. No more than .20 F.A.R. of the above mentioned ceiling can be used for ancillary activities such as shops and restaurants. Furthermore, the total .70 F.A.R. ceiling will be lowered .01 F.A.R. for each .01 F.A.R. of ancillary space.

For example, a motel with no ancillary space located on a 10,000 sq. ft. site can have a .70 F.A.R. or 7,000 sq. ft. of guest room space.

A motel with .20 F.A.R. ancillary space (2,000 sq. ft.) located on the same 10,000 sq. ft. site could only have .30 F.A.R. (3,000 sq. ft.) of guest room space. (The .20 F.A.R. ancillary space lowers total .70 ceiling to .50. The .20 F.A.R. ancillary space plus .30 guest rooms space = .50 F.A.R.)

PASSED AND ADOPTED this 13th day of June, 1984, at a regular adjourned meeting of the Planning Commission of the City of Cupertino, State of California, by the following roll call vote:

AYES: Commissioners Adams, Claudy, Koenitzer, Szabo and
Chairperson Blaine
NAYS: None
ABSTAIN: None
ABSENT: None

ATTEST:

APPROVED:

/s/ James H. Sisk
James H. Sisk
Planning Director

/s/ Sharon Blaine
Sharon Blaine, Chairperson
Planning Commission

RESOLUTION NO 6381

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CUPERTINO
ADOPTING AN AMENDMENT TO THE GENERAL PLAN CONCERNING
LAND USE AND CIRCULATION.

WHEREAS, the City Council as a part of the comprehensive General Plan study, has reviewed the recommendations of the Planning Commission and has held public hearings involving many citizens and hours of discussion, and

WHEREAS, the City Council has concluded its deliberation relative to the General Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED:

1. That the City Council hereby adopts an amendment to the General Plan as set forth in Exhibit A attached hereto and made a part hereof.
2. That the City Council hereby authorizes the Mayor to endorse said adoption.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Cupertino this 16th day of July, 1984, by the following vote:

<u>Vote</u>	<u>Members of the City Council</u>
-------------	------------------------------------

AYES:	Council Members Gatto, Johnson, Rogers, Sparks and Mayor Plungy
NOES:	None
ABSENT:	None
ABSTAIN:	None

APPROVED:

/s/ John J. Plungy, Jr.

Mayor, City of Cupertino

ATTEST:

/s/ Dorothy Cornelius

City Clerk

1. Policy 2-40 of the General Plan is reworded.

Policy 2-40

A minimum lot size for a conventional single-family residential zoned parcel is 6,000 sq. ft. The owner of an existing legally created, substandard residential property which is less than 6,000 sq. ft. but equal to or greater than 5,000 sq. ft., may utilize said parcel for a residential purpose.

The owner of a legally created parcel of less than 5,000 sq. ft. may also develop (as a single-family residential building site) if it can be demonstrated that the property was not under the same ownership as any contiguous property on the same street frontage as of, or after, the effective date of this amendment.

Owners of contiguous substandard residential lots of record which do not conform with density provisions of the General Plan have the ability to reconfigure said lots when it results in a more logical development pattern and is generally consistent with the character of the surrounding neighborhood. A consolidation or reconfiguration should not result in more lots or potential dwelling units than a number of legal lots of record permitted by the second paragraph of this policy.

2. Policy 6a (Land Use Intensity) of 1-GFA-80 is amended by adding a 6a(g).

Policy 6a (g)

In order to facilitate the rehabilitation of older retail shopping centers constructed prior to the adoption of the "Core Area Plan" on December 19, 1973, the City Council may approve a building area increase for a subject center even though said increase exceeds the base level Floor Area Ratio constraint.

The allowed increase may range from 0 to 5,000 sq. ft. of additional gross floor space over the existing floor area. The precise amount of additional square footage will be commensurate to the

degree which an applicant complies with the general performance standards listed below:

1. The development plan incorporates new landscaping and other site improvements.
2. The development plan incorporates architectural revisions consistent with General Plan Design Standards.
3. The development plan provides space for new activities which are more consistent with land use or other policies contained in the General Plan.
4. The development plan provides other benefits consistent with the policies contained in the General Plan.

3. Amend the Stevens Creek Boulevard Plan Line: Action Plan.

The "Stevens Creek Boulevard Plan Line Study: Action Plan" is amended to delete reference to the Stevens Creek Boulevard Plan Line.

4. Floor Area Ratio Transfer Policy.

Core Area properties designated for commercial office, and/or industrial land use may transfer Floor Area Ratio Intensity Credit from one owner to another. In the context of this policy, a core area property is one which fronts De Anza Boulevard from Bollinger Road to Homestead Road and Stevens Creek Boulevard from Stelling Road to the eastern limit of the Urban Service Area Boundary. The policy also applies to properties that are not contiguous to said street but are part of a shopping center or planned industrial/office center which is contiguous to said streets.

Properties involved in transfer must be zoned Planned Development and the degree of transfer is determined based upon the permitted land use intensity of the transferring site.

RESOLUTION NO. 5859

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CUPERTINO
AMENDING THE ENVIRONMENTAL RESOURCES ELEMENT OF THE COM-
PREHENSIVE GENERAL PLAN

WHEREAS, the City Council has held a public hearing involving written reports and testimony from the Planning Commission, directly affected property owners, and citizens in general, and

WHEREAS, the City Council has concluded its deliberations relative to the Environmental Resources Element revision of said General Plan.

NOW, THEREFORE, BE IT RESOLVED:

1. That the City Council approved the amendment to the City of Cupertino General Plan as set forth below:

Policy 5-30(a) - A private park may be approved and constructed in lieu of a public park identified on Figure 5-J if said park is of a suitable size and contains facilities normally found in a public park. The City shall have a deed covenant guaranteeing that the land involved will continue to function as a park.

The arrow and statement denoting public access to the open space district on Figure 5F shall be eliminated in its entirety.

2. The City Council hereby authorizes the Mayor of the City of Cupertino to approve said amendment.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Cupertino this 16th day of August, 1982 by the following vote:

<u>Vote</u>	<u>Members of the City Council</u>
AYES:	Johnson, Plungy, Rogers, Sparks, Gattto
NOES:	None
ABSENT:	None
ABSTAIN:	None

ATTEST:

APPROVED:

/s/ Dorothy Cornelius
City Clerk

/s/ John Gatto
Mayor, City of Cupertino

RESOLUTION NO. 2302

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CUPERTINO RECOMMENDING
AMENDMENT OF THE ENVIRONMENTAL RESOURCES ELEMENT OF THE COMPREHENSIVE GENERAL
PLAN

WHEREAS, the Planning Commission has held public hearings involving written reports and testimony from Planning staff, directly affected property owners, and citizens in general, and

WHEREAS, the Planning Commission has concluded its deliberations relative to the Environmental Resources Element revision of said General Plan.

NOW, THEREFORE, BE IT RESOLVED:

1. That the Planning Commission approves the amendment to the City of Cupertino General Plan as set forth below:

- a. The following policy is added to Page 5-30 after Policy 5-30.

Policy 5-30(a) - A private park may be approved and constructed in lieu of a public park identified on Figure 5-J if said park is of a suitable size and contains facilities normally found in a public park. The City shall have a deed covenant guaranteeing that the land involved will continue to function as a park.

- b. The statement following the arrow symbol denoting public access on Figure 5-F is reworded as follows:

Public access to open space preserves. The degree of access in terms of the visibility of the trail head and the provisions of parking shall be determined by the City on a case-by-case basis following a public hearing.

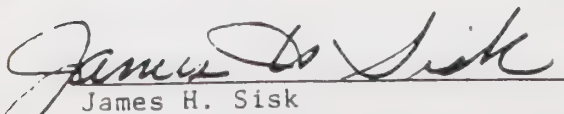
2. The Planning Commission hereby authorizes the Chairman of the Planning Commission to endorse said adoption.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Cupertino this 22nd day of April, 1982 by the following vote:

AYES: Commissioners Adams, Binneweg, Blaine, Koenitzer, Chairman Claudy
NAYS: None
ABSTAIN: None
ABSENT: None

ATTEST:

APPROVED:


James H. Sisk
Planning Director

/s/ John Claudy
John Claudy, Chairman
Planning Commission

RESOLUTION NO. 5790

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CUPERTINO
ADOPTING AN AMENDMENT TO THE GENERAL PLAN LAND USE MAP FOR
THE FORGE/VIDOVICH PROPERTY (APPLICATION 2-GPA-81).

WHEREAS, on January 4, 1982, the City Council of the City of
Cupertino did conduct a public hearing regarding Application 2-GPA-81
of the City of Cupertino to consider a General Plan Land Use Amendment
involving the Forge/Vidovich property.

WHEREAS, said property contains approximately 7.4 acres generally
located on the north side of Highway 280 approximately 400 ft. westerly of
De Anza Boulevard.

WHEREAS, at said public hearing Council reviewed the recommendation
of the Planning Commission and heard from all interested parties wishing to
speak;

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City
of Cupertino hereby confirms the following actions taken at their meeting
of January 4, 1982.

Granting of negative declaration for Application 2-GPA-81.

Approving a mixed land use designation with planned residential
(10-20 dwelling units per gross acre) and commercial mini-storage
not to exceed 33% of the land area.

PASSED AND ADOPTED at a regular meeting of the City Council of the
City of Cupertino this 4th day of January, 1982 by the following vote:

<u>Vote</u>	<u>Members of the City Council</u>
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AYES:	Gatto, Johnson, Plungy, Rogers, Sparks
-------	--

NOES:	None
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ABSENT:	None
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ABSTAIN:	None
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ATTEST:

APPROVED:

/s/ Dorothy Cornelius
City Clerk

/s/ Reed Sparks
Mayor, City of Cupertino

EXHIBIT A

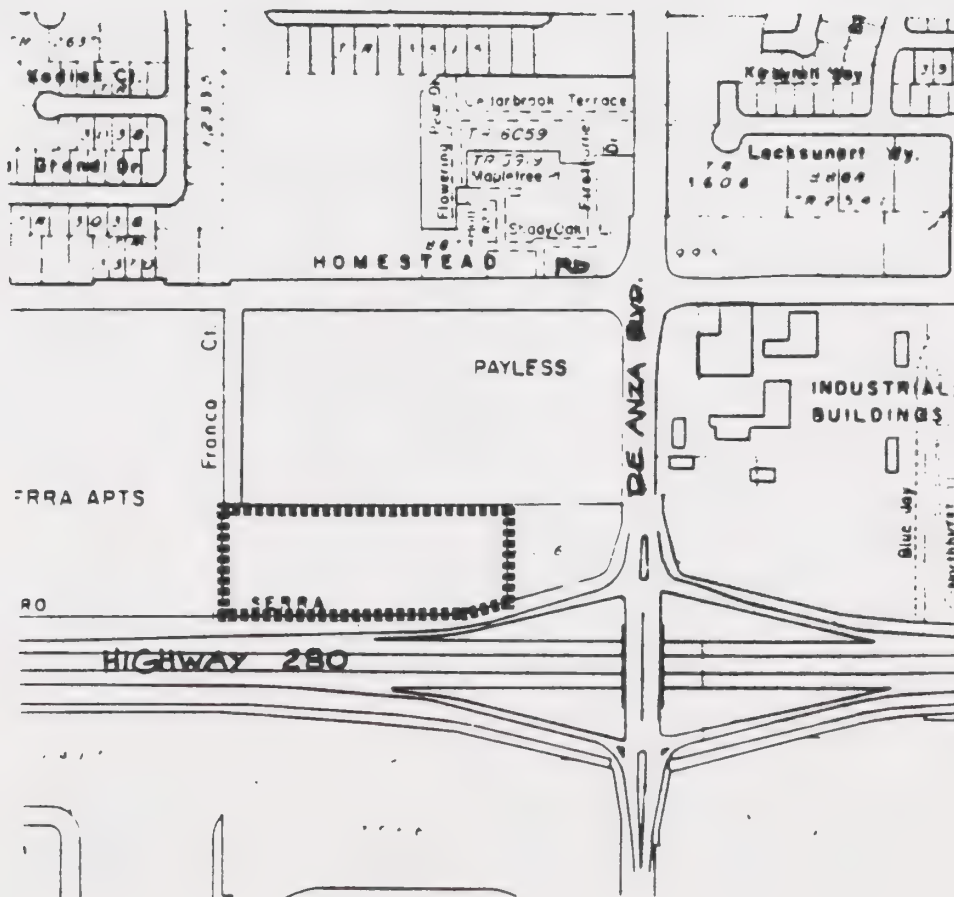
2-GPA-81

FORGE/VIDOVICH PROPERTY

Location:

7.4 acres located north of Highway 280 and 400 ft. west of De Anza Boulevard.

Land Use Diagram



Land Use Amendment

- From - General Plan Designation Residential 10-20 dwelling units per gross acre .
- To - General Plan Designation - Residential 10-20 dwelling units per gross acre or residential and public mini-storage (not to exceed 33% of land area) with the provision that the mini-storage use is permitted as a buffer to mitigate environmental impacts from the residential component.

RESOLUTION NO. 2264
 OF THE PLANNING COMMISSION OF THE CITY OF CUPERTINO
 RECOMMENDING TO THE CITY COUNCIL THAT THE CUPERTINO
 GENERAL PLAN LAND USE MAP BE AMENDED TO PERMIT
 COMMERCIAL STORAGE USES IN ADDITION TO RESIDENTIAL
 USES ON THE FORGE/VIDOVICH PROPERTY AS ILLUSTRATED
 ON EXHIBIT A.

APPLICANT: City of Cupertino
 ADDRESS: 10300 Torre Avenue, Cupertino, California 95014
 SUBMITTED: November 2, 1981
 LOCATION: North side of Highway 280 approximately 400 ft. west of De Anza Boulevard.

FINDINGS AND SUBCONCLUSIONS:

The Planning Commission finds that commercial storage uses on the subject property can be appropriately designed in a manner to compliment the predominant residential use of the property.

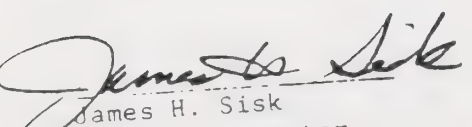
PASSED AND ADOPTED this 14th day of December, 1981 at a regular meeting of the Planning Commission of the City of Cupertino, State of California, by the following roll call vote:

AYES: Commissioners Adams, Binneweg, Blaine, Koenitzer, Chairman Claudy
 NAYS: None
 ABSTAIN: None
 ABSENT: None

APPROVED:

/s/ John Claudy
 John Claudy, Chairman
 Planning Commission

ATTEST:


 James H. Sisk
 Planning Director

RESOLUTION NO. 5817

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CUPERTINO AMENDING
THE LAND USE/COMMUNITY CHARACTER ELEMENT OF THE COMPREHENSIVE
GENERAL PLAN

WHEREAS, the City Council has held a public hearing involving written reports and testimony from the Planning Commission, directly affected property owners, and citizens in general, and

WHEREAS, the City Council has concluded its deliberations relative to the Land Use/Community Character Element revision of said General Plan.

NOW, THEREFORE, BE IT RESOLVED:

1. That the City Council approves the Amendment to the City of Cupertino General Plan as set forth in Exhibit A attached hereto and made a part thereof.
2. The City Council hereby authorizes the Mayor of the City of Cupertino to approve said amendment.

PASSED AND ADOPTED at a regular meeting of the City Council of the City of Cupertino, this 16th day of February, 1982 by the following vote:

VOTE

MEMBERS OF THE CITY COUNCIL

AYES: Gatto, Johnson, Plungy, Rogers, Sparks
NAYS: None
ABSENT: None
ABSTAIN: None

APPROVED:

/s/ W. Reed Sparks

Mayor, City of Cupertino

ATTEST:

/s/ Dorothy Cornelius
City Clerk

RESOLUTION NO. 2276

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CUPERTINO RECOMMENDING AMENDMENT OF THE LAND USE COMMUNITY CHARACTER ELEMENT OF THE COMPREHENSIVE GENERAL PLAN.

WHEREAS, the Planning Commission has held public hearings involving written reports and testimony from Planning Staff, directly affected property owners, and citizens in general, and

WHEREAS, the Planning Commission has concluded its deliberation relative to the Land Use Community Character Element revision of said General Plan.

NOW, THEREFORE, BE IT RESOLVED:

1. That the Planning Commission approves the Amendment to the City of Cupertino General Plan as set forth in Exhibit A attached hereto and made a part thereof.
2. The Planning Commission hereby authorizes the Chairman of the Planning Commission to endorse said adoption.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Cupertino this 11th day of January, 1982 by the following vote:


AYES: Commissioners Adams, Binneweg, Blaine, Koenitzer, Chairman Claudy
NAYS: None
ABSTAIN: None
ABSENT: None

APPROVED:

/s/ John Claudy

John Claudy, Chairman
Planning Commission

ATTEST:


James H. Sisk
Director of Planning

depth. A more precise definition of design policies and procedural policies are contained within the Planned Development zoning district for the North De Anza Boulevard planning area.

Area 4 - Town Center

The Town Center Planning area contains approximately 100 acres located within the southeast quadrant of the intersection of Stevens Creek Boulevard and South De Anza Boulevard. The northern half of the area is dominated by the Cali Mill, some limited commercial activities, and by agricultural uses (apricot orchard and drying sheds) which surround the Cali plant site. The southern half of the site is occupied by the Civic Center (City Hall and Library) and general and medical office uses. Rodrigues Avenue generally serves as a boundary line between the undeveloped northern properties and the developed southern properties.

The close proximity of approximately 50 vacant and semi-developed acres to the historical crossroads of the community affords the property owners and the Community and opportunity to create a development complex which fulfills a number of community objectives. The accompanying master plan for the 50 acre Town Center property (Figure 2G) will help implement the objectives outlined below:

Community Identity

Town Center will contain a diverse mix of office, office serving commercial, entertainment and restaurant activities. The diverse land use mix, coupled with generous plazas and a varied building form, will provide identity for the City's historical commercial district. If determined feasible by future traffic studies, the existing Cali Mill could be replaced by multi-storied buildings with a variety of shapes. The buildings would maintain a landmark structure in the corner which will visually strengthen the role of the Town Center as the symbolic and functional City Center.

Provide Housing Opportunities

The large size of the property coupled with its proximity to major arterials and its separation from large single-family residential districts, provides an opportunity to construct housing at greater densities. The increased density will provide greater housing opportunity for employees who are attracted to the City's expanding industrial firms.

Open Space

A master development plan for the 50 acres will result in an assemblage of open space to provide functional green space and hard plazas which would meet the needs of employees and shoppers and the community in general.

The Land Use Plan

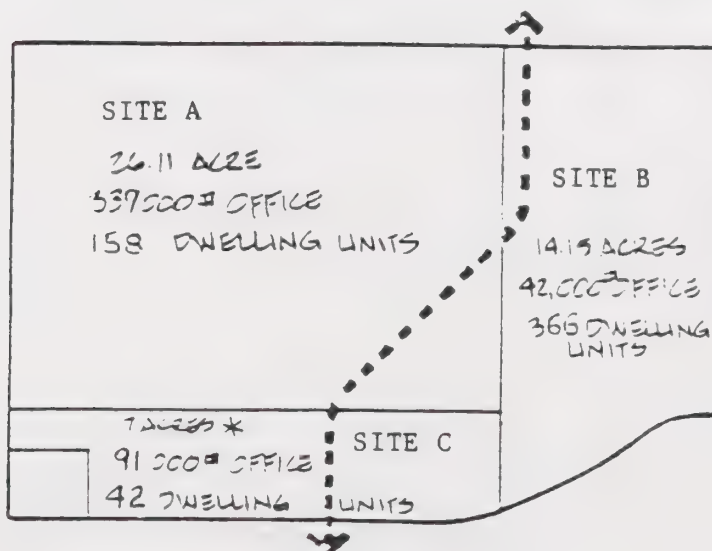
Development Intensity - Traffic and Sewer Constraints

The Land Use Intensity for Town Center is constrained pending completion of a study to analyze the capacity of existing sewer lines and traffic capacity of City streets. During the interim, the intensity of the development permitted in Town Center will be guided by the principle that Town Center property owners will be allowed development intensity no greater than that allowed other individuals owning property served by Stevens Creek Boulevard and North De Anza Boulevard. Although land use intensity is restricted, land use and design policies embodied in the accompanying diagram describe how development intensity increases can be accommodated pending a solution to traffic and sewer problems.

Land Use Type and Intensity by Property Ownership

Figure 2-E identifies land use type and intensity by property ownership. The building intensities for each property owner depicted in Figure 2-E reflects an allocation system for permitted development intensity on the entire fifty acre site. Property owners may agree to reallocate development intensity and land use type commensurate with the design guidelines established on Figure 2-G.

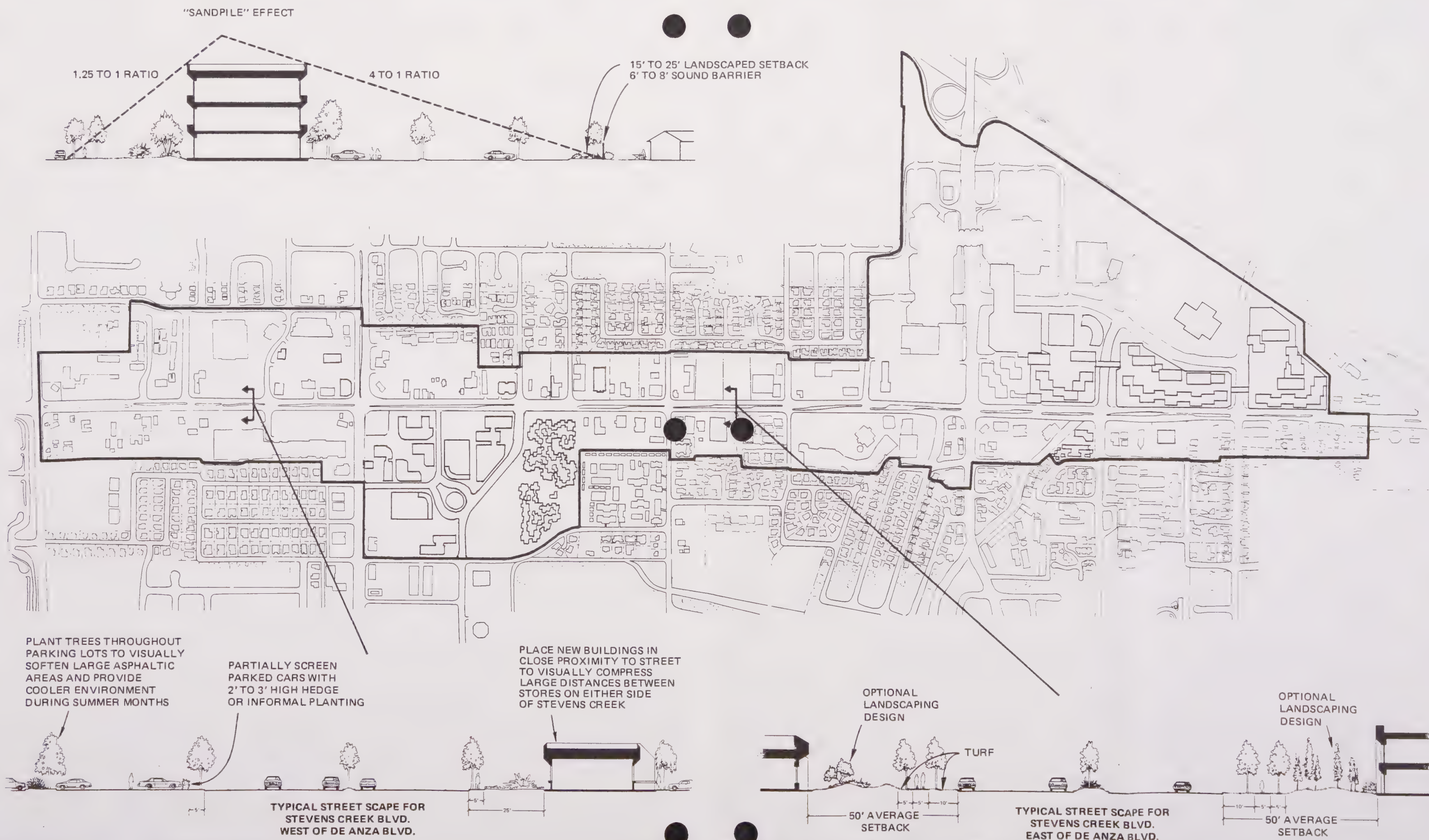
FIGURE 2-E
Town Center
Development Intensity
By Major Ownership



Note: See trip accounting on Page 2-44 Figure 2-G

NOTE: Related commercial or additional residential is permitted in lieu of office provided vehicle trips do not exceed 16 per acre.

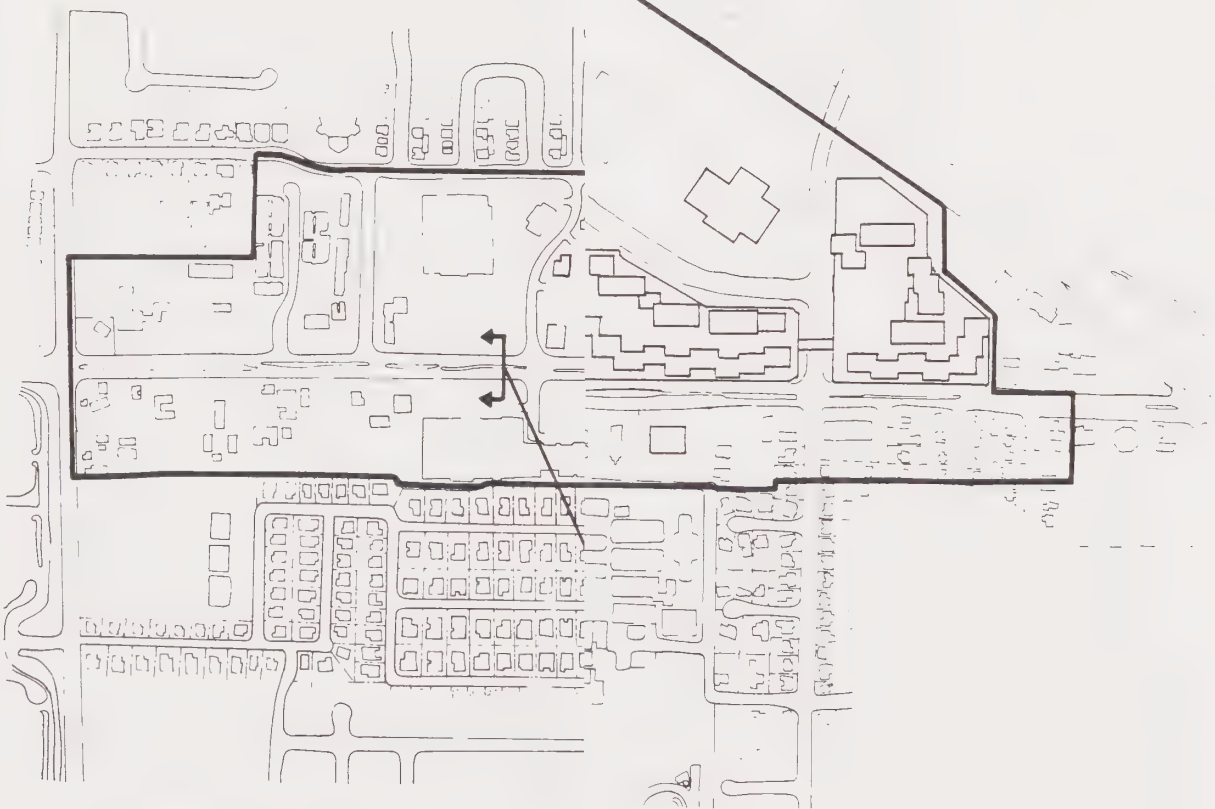
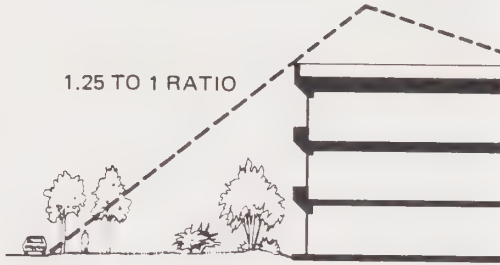
DESIGN GUIDELINES FOR "STEVENS CREEK BOULEVARD"



DESIGN GUIDELINES

"SANDPILE" EFFECT

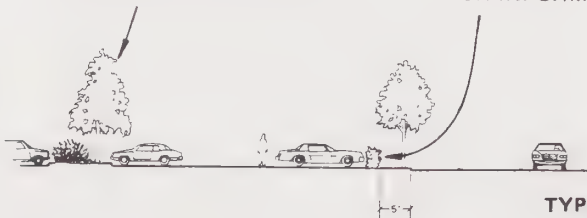
1.25 TO 1 RATIO



PLANT TREES THROUGHOUT
PARKING LOTS TO VISUALLY
SOFTEN LARGE ASPHALTIC
AREAS AND PROVIDE
COOLER ENVIRONMENT
DURING SUMMER MONTHS

PARTIALLY
PARKED CAFE
2' TO 3' HIGH
OR INFORMAL

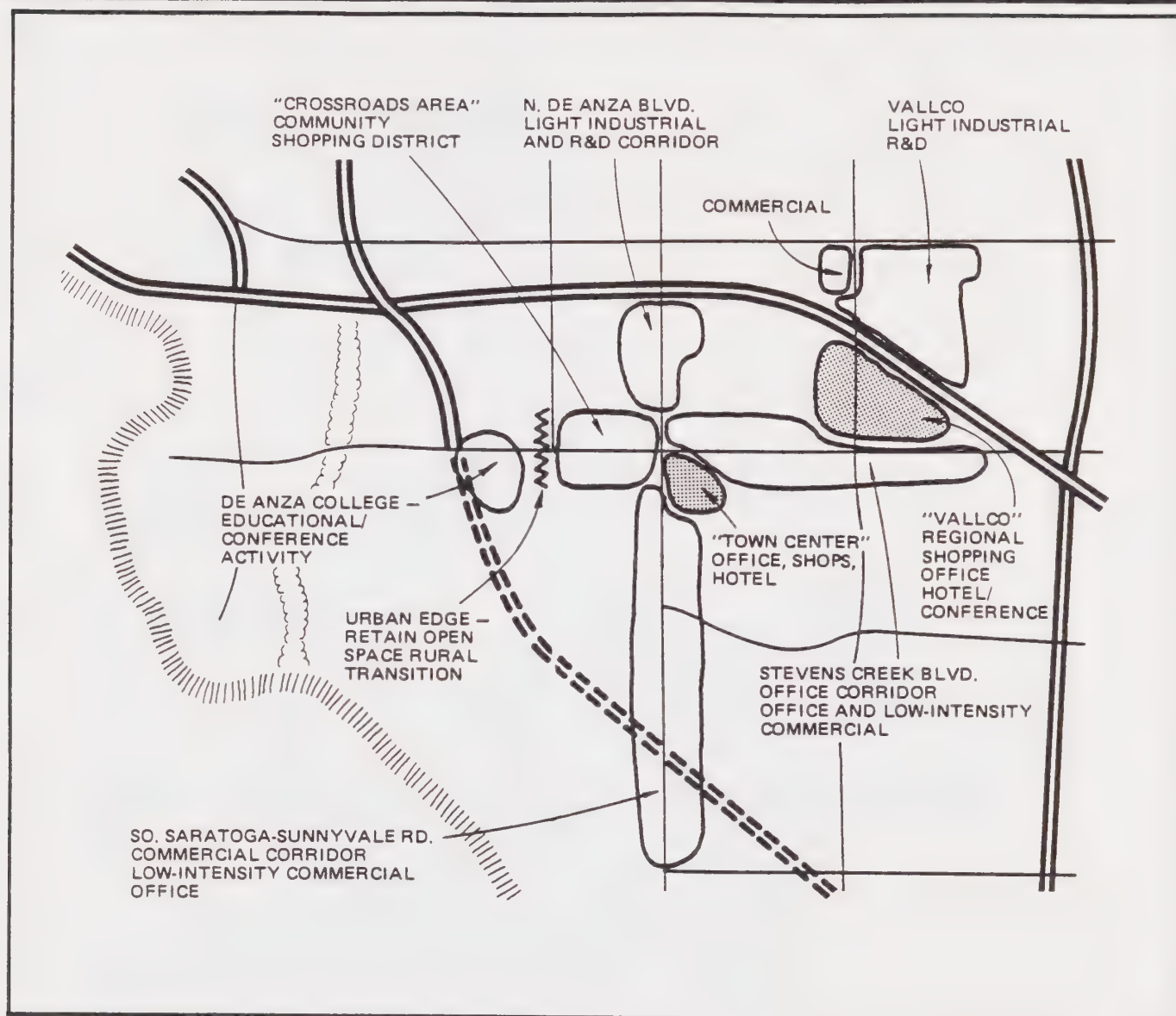
OPTIONAL
LANDSCAPING
DESIGN



TYPICAL
SHAPE FOR
STREET
BLVD.
WE
BLVD.



COMMUNITY FORM/ACTIVITY CENTERS



LEGEND:

- MAJOR ARTERIALS & COLLECTOR STREETS
- FREEWAYS/EXPRESSWAYS
- HIGH ACTIVITY CENTERS
- STREAM CORRIDOR
- HILLSIDE BACKDROP

NOTES:

High activity commercial/entertainment uses are encouraged in Vallco Park, Town Center and Crossroads Center. These uses shall be limited in areas outside of the above centers.

Building heights of 4-8 stories permitted in Vallco Park and Town Center - height for the Vallco Park hotel is unspecified.

Landscaped parkways required in the corridors leading to the center of town - retain views of the hillsides.

2. To balance the need to control development commensurate with traffic circulation with the need to provide a stable revenue source by expanding the Regional Shopping Center and allowing hotel development and limited office development.
3. To retain a suburban character of development by limiting multi-story structures above four floors to Town Center and Vallco Park Planning Areas.

The Land Use/Community Character section of the Amendment identifies policies (mitigation measures) designed to ensure that the broad objectives outlined above are achieved. Figure 1, labeled, "The Community Form and Appearance Diagram", defines the desired land use pattern for the community both in terms of its physical appearance and dominant activities. Figure 2, labeled, "Design Guidelines for Stevens Creek Boulevard", illustrates design policy for the Stevens Creek Boulevard streetscape.

Figure 3, labeled, "Land Use Plan" identifies permitted land use types and intensities of various sub-areas in central Cupertino, more commonly referred to as the "Core Area". Although, the General Plan Amendment concentrated on the Core Area, the geographical scope of the Land Use Plan includes the entire Urban Service Area. The land use classifications for properties located outside of the Core Area are not changed. However, rules regarding the intensity of development for non Core Area properties has changed. The Physical Form Diagram (Figure 1), the Design Guidelines for Stevens Creek Boulevard (Figure 2) and the Land Use Plan Diagram (Figure 3) are complemented by the following written policies:

Policy 1 - The Community Form and Activity Centers Diagram, labeled Figure 1, is an urban design overlay for the General Plan Use Document. The urban design concepts embodied in Figure 1, are refined in subsequent design policies enumerated in this General Plan Amendment.

Policy 2 - Building heights are guided by the following standards:

- a. Building heights in the Town Center Planning Area shall not exceed eight (8) stories.
- b. As a general rule, building heights in the Vallco Park Planning Area should not exceed eight (8) stories with the exception of the hotel which is unspecified. The final approved heights of buildings in Vallco Park, including the hotel, will be determined in conjunction with subsequent development applications.
- c. Building heights on the North DeAnza Boulevard shall not exceed four stories.

CITY OF CUPERTINO
GENERAL PLAN AMENDMENT
1-GPA-80

General Plan Amendment 1-GPA-80 is a comprehensive General Plan Amendment involving all nine mandated General Plan Elements. The main focus of the amendment involves land use and circulation changes. The land use change incorporates an increased building intensity for the Town Center and Vallco Park Planning Areas. The circulation change increases the traffic carrying capacity of major arterials and imposes constraints to shift commute traffic off residential streets.

The General Plan policies and map diagrams contained within this document are additions to and amendment of existing General Plan policy. If there is a conflict between the policies contained within this Amendment and the existing General Plan, the new policies shall take precedence.

The rationale for the policies and their environmental implications are described in the Phase One and Phase Two General Plan Background/Draft Environmental Impact Reports. In many instances, the policies represent mitigation measures for problems identified in the Draft Environmental Impact Report.

Amendments to the Land Use/Community Character Element

The Land Use Plan projects a final build-out figure of approximately 12,830,000+ sq. ft. of industrial, office and commercial space. The 12.8 million square foot figure is termed "approximate" because the final build-out value will vary depending upon the ultimate land use mix in mixed use areas.

In addition to the 12.8 million square feet, the Plan accommodates a major hotel within Vallco Park, the potential for a smaller scale hotel within Town Center and the potential for an educationally related "high-tech" conference and office facility on the De Anza College campus.

The Land Use Plan is based upon a number of objectives, three of which are:

1. To control development intensity commensurate with a Traffic Circulation Plan which shifts existing and future commuter traffic from Stelling Road and McClellan Road to Stevens Creek Boulevard and De Anza Boulevard.

RESOLUTION NO. 2409

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF CUPERTINO
APPROVING AN AMENDMENT TO THE COMPREHENSIVE GENERAL PLAN

WHEREAS, the Planning Commission has held public hearings involving written reports and testimony from Planning staff and citizens in general, and

WHEREAS, the Planning Commission has concluded its deliberations relative to the General Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED:

1. That the Planning Commission approves the Amendment to the City of Cupertino General Plan as set forth in Exhibit A attached hereto and made a part thereof.
2. The Planning Commission hereby authorizes the Chairman of the Planning Commission to endorse said amendment.

PASSED AND ADOPTED at a regular meeting of the Planning Commission of the City of Cupertino this 22nd day of June, 1983 by the following vote:

AYES:	Commissioners Blaine, Claudy, Koenitzer, Chairman Adams
NAYS:	None
ABSTAIN:	None
ABSENT:	None

APPROVED:

/s/ Victor J. Adams
Victor J. Adams, Chairman
Planning Commission

ATTEST:

/s/ James H. Sisk
James H. Sisk
Planning Director

RESOLUTION NO. 6136

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CUPERTINO
ADOPTING AN AMENDMENT TO THE GENERAL PLAN CONCERNING LAND
USE, HOUSING, CIRCULATION, FISCAL IMPACTS, PARKS AND
COMMUNITY SERVICES

WHEREAS, the City Council as a part of the comprehensive
General Plan study, has reviewed the recommendations of the Planning
Commission and has held public hearings involving many citizens and
hours of discussion, and

WHEREAS, the City Council has concluded its deliberation
relative to the General Plan Amendment.

NOW, THEREFORE, BE IT RESOLVED:

1. That the City Council hereby adopts an amendment to the
General Plan as set forth in Exhibit A attached hereto
and made a part hereof.
2. That the City Council hereby authorizes the Mayor to
endorse said adoption.

PASSED AND ADOPTED at a regular meeting of the City Council
of the City of Cupertino this , day of , 1983, by the
following vote:

Vote Members of the City Council

AYES: Council Members Johnson, Plungy, Rogers, Sparks and Mayor Gatto
NOES: None
ABSENT: None
ABSTAIN: None

APPROVED:

ATTEST:

/s/ John Gatto
MAYOR, CITY OF CUPERTINO

/s/ Dorothy Cornelius
CITY CLERK

LAND USE/COMMUNITY CHARACTER

2-44

The planning policy plan will permit property owners to develop independently. The review process for individual developments will address reciprocal access and parking agreements and street and signalization improvement obligations of individual developers based upon an equitable benefit formula.

FIGURE 2-G
TOWN CENTER TRIP ACCOUNTING
BY MAJOR OWNERSHIP

CONDITIONAL PHASE

SITE A CALI FAMILY

418 TRIPS

TRIP CREDIT

26.11 ACRES X 16/ACRE = 418

TRIP GENERATION

<u>USE</u>	<u>SQ. FT.</u>	<u>FACTOR</u>	<u>TRIPS</u>
OFFICE	339,000	1/1000 =	339
RESIDENTIAL	158 D.U.	.5/D.U. =	79
TOTAL			= <u>418</u>

INITIAL PHASE

SITE B MAY INVESTMENT (TOWN CENTER PROPERTIES)

226 TRIPS

TRIP CREDIT

14.11 ACRES X 16/ACRE = 226

TRIP GENERATION

<u>USE</u>	<u>SQ. FT.</u>	<u>FACTOR</u>	<u>TRIPS</u>
OFFICE	42,000	1/1000 =	42
RESIDENTIAL	366 D.U.	.5/D.U. =	183
TOTAL			= <u>225</u>

SITE C LINCOLN PROPERTIES

112 TRIPS

TRIP CREDIT

7.0 ACRES X 16/ACRE = 112

TRIP GENERATION

<u>USE</u>	<u>SQ. FT.</u>	<u>FACTOR</u>	<u>TRIPS</u>
OFFICE	91,000	1/1000 =	91
RESIDENTIAL	42 D.U.	.5/D.U. =	21
TOTAL			= <u>112</u>

TOTAL 47.26 ACRES X 16

756

LAND USE/COMMUNITY CHARACTER

2-43

partially depressed structures and the construction of facilities to more directly integrate mass transit into the development are also dependent upon higher building intensities than those depicted on Figure 2-E.

Open Space

The open space network proposed by the development ranges from the installation of a plaza for passive activities near the Crossroads intersection to the construction of passive and active spaces near the center of the planning area. The central open space area is intended for passive activity related to sunning, people watching, informal eating in conjunction with the adjoining restaurants, and on occasion, community activities such as art exhibits sponsored by a community group or tenants within the complex. Active open space facilities will be designed to accommodate informal group play activities for members of the community as a whole and residents living within the Town Center planning area.

The Town Center residents living east of Torre Avenue will be able to gain access to the open space area through clearly defined pedestrian corridors. The residential complexes would be self-contained in terms of providing active recreation activities. Accordingly, the residential developers would be given 50% credit for open space requirements. In lieu fees for the remaining 50% requirement will be collected and used for eventual purchase of park space as provided by the parks element of the General Plan.

Transportation Planning

The building intensities permitted on Figure 2-E do not require a major widening and improvement program for the intersection of De Anza Boulevard and Stevens Creek Boulevard. The improvements, would however, require widening improvements of De Anza Boulevard to conform with the existing street configuration on the portion of the roadway located north of Stevens Creek Boulevard. The expansion of Torre Avenue from Rodrigues Avenue to Stevens Creek Boulevard will be installed in conjunction with the development of properties located east of Torre Avenue.

The exact sequencing of street improvements will be determined in conjunction with development applications. A traffic signal at the intersection of Torre Avenue and Stevens Creek Boulevard will be installed. The intersection design would provide for traffic controls to prohibit the movement of traffic from Vista Drive across Stevens Creek Boulevard to Lazaneo Drive.

The Stevens Creek and De Anza Boulevard frontage will be designed to accommodate bus turn-outs, and a pedestrian circulation scheme will be developed to facilitate the movement of transit patrons. The design plan depicted by Figure 2-G denotes major access points into the property from De Anza Boulevard, Stevens Creek Boulevard and the minor internal streets.

DESIGN POLICIES

1. The building area boundaries delineated on the diagram are general. Refer to Figure 2E and 2F for land use intensity criteria.
2. Building heights shall be limited to approximately 45 ft. (2-3 stories).
3. The major elements of the open space system for the Town Center Planning Area consists of a public plaza within the intersection which is linked by pedestrian connector to a passive and active open space system near the center of the Planning Area. The open space system is intended to provide passive space for shoppers and employees utilizing the facility and for future residents of the Town Center Planning Area. The central open space area will provide adequate space to satisfy the above needs.
4. The major and minor vehicular access points are not precisely fixed. The objective of the circulation system is to direct traffic generated within the Planning Area to Stevens Creek Boulevard. Utilization of Torre Avenue is intended to avoid congestion points at the intersection Stevens Creek Boulevard and De Anza Boulevard and to limit the potential for development traffic to enter the adjoining residential communities.

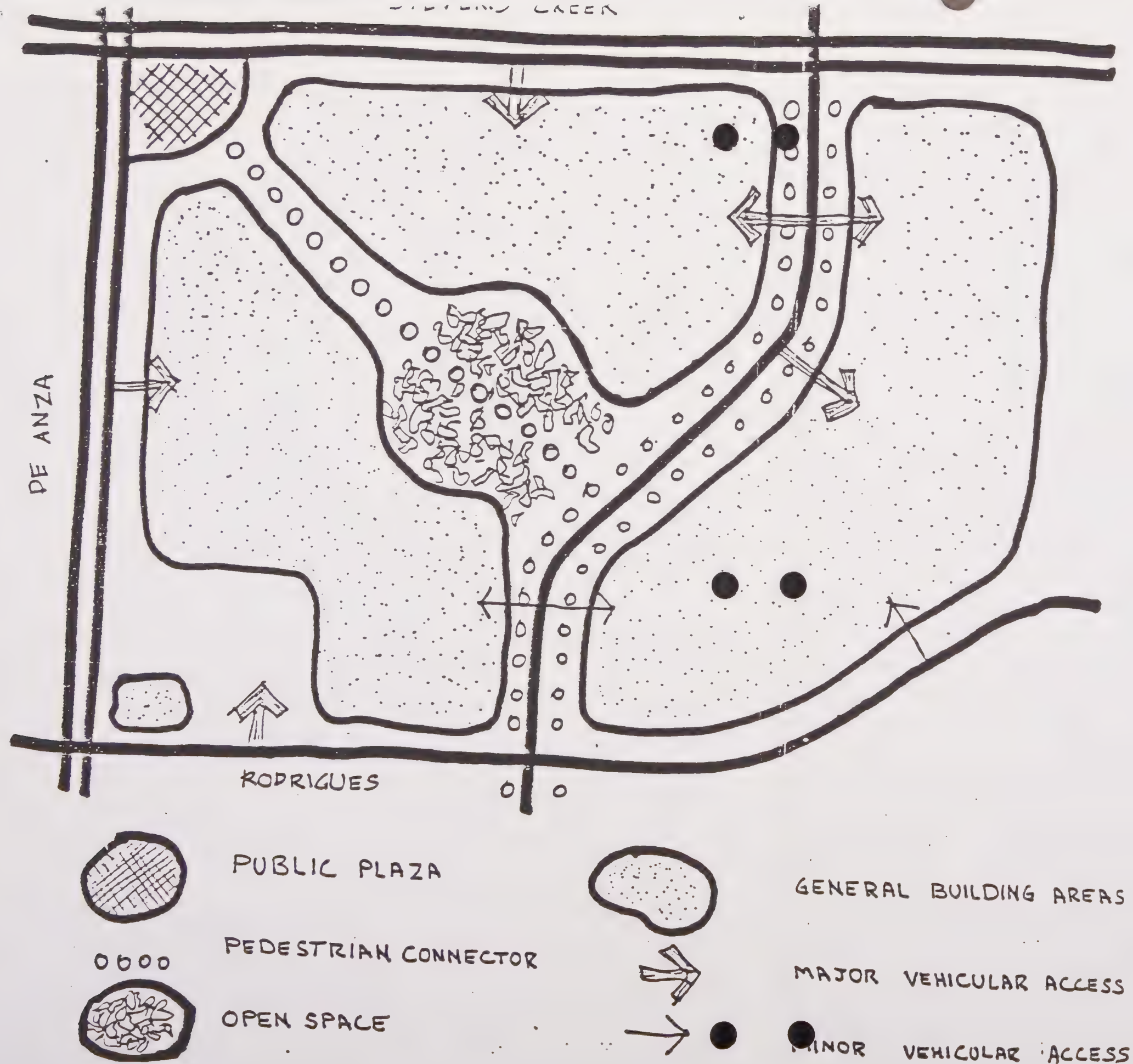
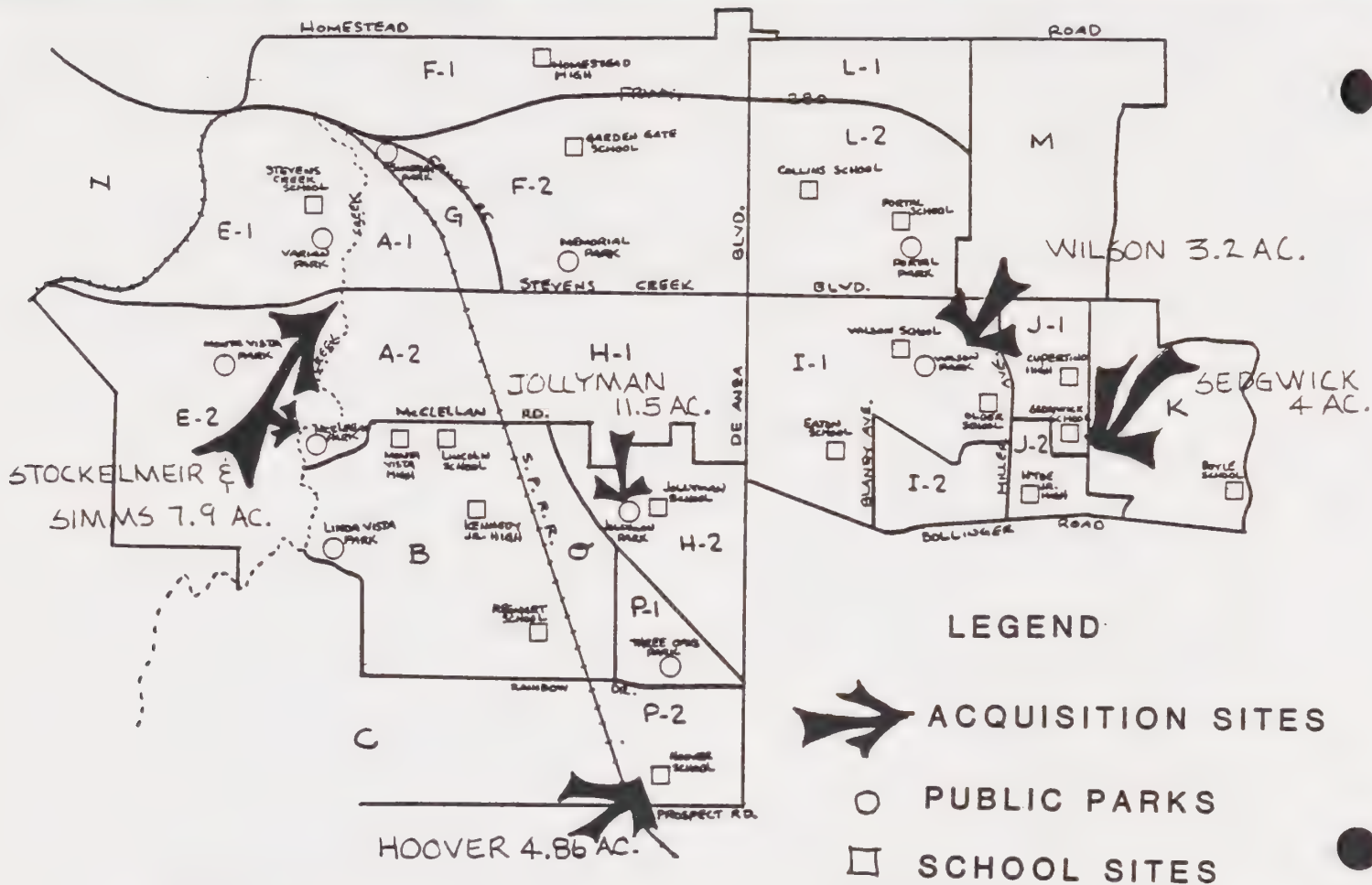


FIGURE 26
REV 1-23-82

PARK ACQUISITION PLAN



AREA	POP.	FUTURE DEMAND (acres)	1982 SUPPLY (acres)	1990 SUPPLY (acres)	PROPOSED PURCHASE (acres)	COST OF PURCHASE (\$1000 s)	TOTAL INVENT. (acres)	FUTURE RATIO (ac/1000)
A-1/E-1	2617.00	7.85	11.60	11.60	0.00	0.00	11.60	4.43
F-1/F-2	6286.00	18.86	40.60	40.60	0.00	0.00	40.60	6.46
G	715.00	2.15	1.00	1.00	0.00	0.00	1.00	1.40(1)
N	1180.00	3.54	0.00	0.00	0.00	0.00	0.00	0.00(2)
Sub total	10798.00	32.39	53.20	53.20	0.00	0.00	53.20	4.93
A-2/B/C	6949.00	20.85	66.30	66.30	0.00	0.00	66.30	9.54
E-2	4271.00	12.81	6.20	6.20	7.90	691.25	14.10	3.30(3)
H-1/H-2	3795.00	11.39	17.10	9.20	11.40	3990.00	20.60	5.43(4)
O	1642.00	4.93	0.00	0.00	0.00	0.00	0.00	0.00(5)
P-1	1168.00	3.50	3.40	3.40	0.00	0.00	3.40	2.91
P-2	1733.00	5.20	6.50	0.00	4.86	1701.00	4.86	2.80(6)
Sub-total	19558.00	58.67	99.50	85.10	24.16	6382.25	109.26	5.59
I-1/I-2	5678.00	17.03	29.30	18.20	3.20	1120.00	21.40	3.77(7)
J-1/J-2/K	5170.00	15.51	30.00	25.50	4.00	1400.00	29.50	5.73(8)
L-1/L-2	5367.00	16.10	15.10	15.10	0.00	0.00	15.10	2.81
M		0.00	0.00	0.00	0.00	0.00	0.00	0.00
Sub total	16215.00	48.65	74.40	58.80	7.20	2520.00	66.00	4.07
TOTAL	46571.00	139.71	227.10	197.1	31.36	8902.25	228.46	4.91

- Land is not available for acquisition in neighborhood G.
- Park land will be provided privately in neighborhood H.
- 7.9 acres of natural open space will be acquired (4.9 Stockelmeir 3.0 Simms) adjacent to Stevens Creek as per existing open space plan.
- Purchase 11.5 acres to provide sports fields and community center site.
- Park land in neighborhood O will not be acquired because of close proximity to other parks.
- 4.86 acres will be acquired on Hoover site.
- 3.2 acres of Wilson turf will be acquired to retain youth fields.
- 4 acres of the Sedgwick site will be purchased for youth fields and neighborhood park space.

4. Retain creek site and other natural open space areas identified in the Open Space section of the General Plan.

The plan is a policy document which will be used annually to assist in the preparation of the updated Capital Improvements Program. The plan is subject to revision depending upon the availability of funds and subsequent actions of the Cupertino Union School District regarding the disposition of surplus school sites.

Policy 19 - The City shall continue to monitor development activity and fiscal impacts and the rate of development to avoid short-term, over-saturation of the market.

Policy 20 - A land use activity or building which is consistent with the General Plan or zoning as of July 18, 1983, and development applications which were approved prior to July 18, 1983 (date of adoption of General Plan Amendment 1-GPA-80) will remain valid even though the activity, building, or application is inconsistent with the current General Plan. The City's Procedural Ordinance defines the terms by which various types of applications remain valid.

Policy 21 - Land Use/Community Character Policy 2-18 and Environmental Resources Policy 5-5 are amended as follows:

Policy 2-18: The City of Cupertino will permit new drive-up service facilities for commercial, institutional or industrial use only when adequate circulation, parking, noise control, architecture and landscaping compatible with the visual character of surrounding uses, and adequate buffering of residential areas are provided. Any proposed site shall be further evaluated for conformance with other goals and policies of the General Plan.

Policy 5-5: Drive-up window facilities for financial institutions, convenience restaurants, photo finishing businesses and similar establishments shall be permitted only in accordance with Policy 2-18 of the Land Use/Community Character section.

Policy 15 - Future development should be designed and equipped to assist the City's police force.

- a. The Plan should provide built-in communications equipment, such as repeater sites so that the police units can function in and out of their vehicles, as well as in and out of buildings.
- b. Developers should be required to establish private security forces and devices to protect facilities during construction and operation.
- c. Development plans should consider physical facilities, such as office space, for use by officers on the scene to prepare reports, interview of witnesses, victims or suspects and other administrative tasks.
- d. Future development should have built-in surveillance equipment for underground or concealed areas, such as hallways and storage areas.
- e. Future planning should provide adequate planning for emergency access by emergency vehicles.

Policy 16 - The City and the Cupertino Sanitary District should develop a closer relationship relative to the development review process to ensure that waste water generation is kept within prescribed limits. The City should forward Business License applications to the District to enable it to monitor changes in tenancy (possible changes in flow rates) within existing buildings.

Policy 17 - The City should support a Solid Waste Management System which would include, where economically feasible, local recycling efforts and the development of resource recovery facilities to convert solid wastes to usable energy.

Policy 18 - The City's park acquisition is defined by Figure 5. The Acquisition Program is based upon four broad acquisition objectives.

1. Complete the Neighborhood Parks Acquisition Program.
2. Maintain an adequate inventory of sports fields.
3. Purchase a site for community center.

on a basis corresponding to traffic generation for various classifications of land developments.

All projects with conditions of approval requiring traffic improvements, including those requiring consistency with the Construction Phasing Memo for Vallico Park, Revised dated July 15, 1974 as prepared by the Director of Public Works are required to apply for an amendment to said condition.

Policy 12 - The City should consider the feasibility of creating a jitney service linking a proposed bus transfer station in Vallico Park with Town Center and North De Anza Boulevard. The City should also re-assess the feasibility of requiring van pooling or other car pooling efforts.

Policy 13 - Bollinger Road will not be extended from De Anza Boulevard to Stelling Road. The City Council may consider an indirect, circuitous road system which provides neighborhood road access from Stelling Road into the Bollinger Road neighborhood. This objective would also allow access to Jollyman Park and Community Center.

Amendments to the Fiscal Impact, Community Services and Implementation Elements

The City's policies regarding the fiscal impact of development, the provision of community services, and the approaches that the community utilizes to implement its General Plan have changed to reflect new land use and circulation plans.

The General Plan land use and circulation policies balance the need for providing revenues to fund important community services such as parks, the community center and other amenities with the corresponding need to control the growth of traffic. The policies enumerated below are intended to achieve those objectives.

Policy 14 - The City should ensure that adequate manning levels and firefighting equipment is in place in conjunction with approval of a building which exceeds five stories or 60 ft. The City shall define the adequacy of fire protection following consultation with the Central Fire District. The City and Central Fire District shall develop a means to finance extraordinary costs associated with high-rise fire protection. The financial program shall be guided by the principle that extraordinary costs should be borne by high-rise developers. The financial formula should consider extraordinary revenue generated by high-rise (versus the same square footage for low-rise) and the additional level of service that extra manpower provides to the entire community.

TABLE 1
STREET HIERARCHY

STREET CATEGORY	STREET FUNCTION	TYPICAL NUMBER OF LANES AND ACCESS CHARACTERISTICS
FREEWAYS and EXPRESSWAYS	Inter State/Inter City	4 lanes or greater
	Highways carrying inter-city, inter-county, and inter-state traffic. Freeways and expressways do not provide direct access to abutting land.	(No access to adjoining property)
ARTERIAL	Inter City	4 lanes or greater
	Streets and highways serving major metropolitan activity centers, the highest traffic volume corridors, the longest trip desires, and a high proportion of total urban area travel on a minimum of mileage. Service to abutting land should be subordinate to the provision of travel service to major traffic movements. This system carries the major portion of trips entering and leaving an urban area, and normally will carry important intra-urban as well as inter-city bus routes.	(Limited access to adjoining property)
MAJOR COLLECTOR	Inter City/Inter Neighborhood	2 - 4 lanes
	Streets and highways interconnecting with and augmenting arterial system and providing service to trips of moderate length at a somewhat lower level of travel mobility. The system places more emphasis on land access and distributes travel to geographic areas smaller than those identified with the higher system.	(Direct and indirect access to adjoining property)
MINOR COLLECTOR	Inter City/Inter Neighborhood	2 - 4 lanes
	Streets penetrating neighborhoods, collecting traffic from local streets in the neighborhoods, and channeling it into the arterial system. A minor amount of through traffic may be carried on collector streets, but the system primarily provides land access service and carries local traffic movements within residential neighborhoods, commercial, and industrial areas. It may also serve local bus routes.	(Direct access to adjoining property)
LOCAL	Intra Neighborhood	2 lanes
	Streets not classified in a higher system, primarily providing direct access to abutting land and access to the higher systems. They offer the lowest level of mobility and usually carry no bus routes. Service to through traffic is deliberately discouraged. Local streets may function to "collect" traffic from the immediate neighborhood and provide access to the above-named street categories.	(Direct access to adjoining property)

PRIMARY CIRCULATION PLAN

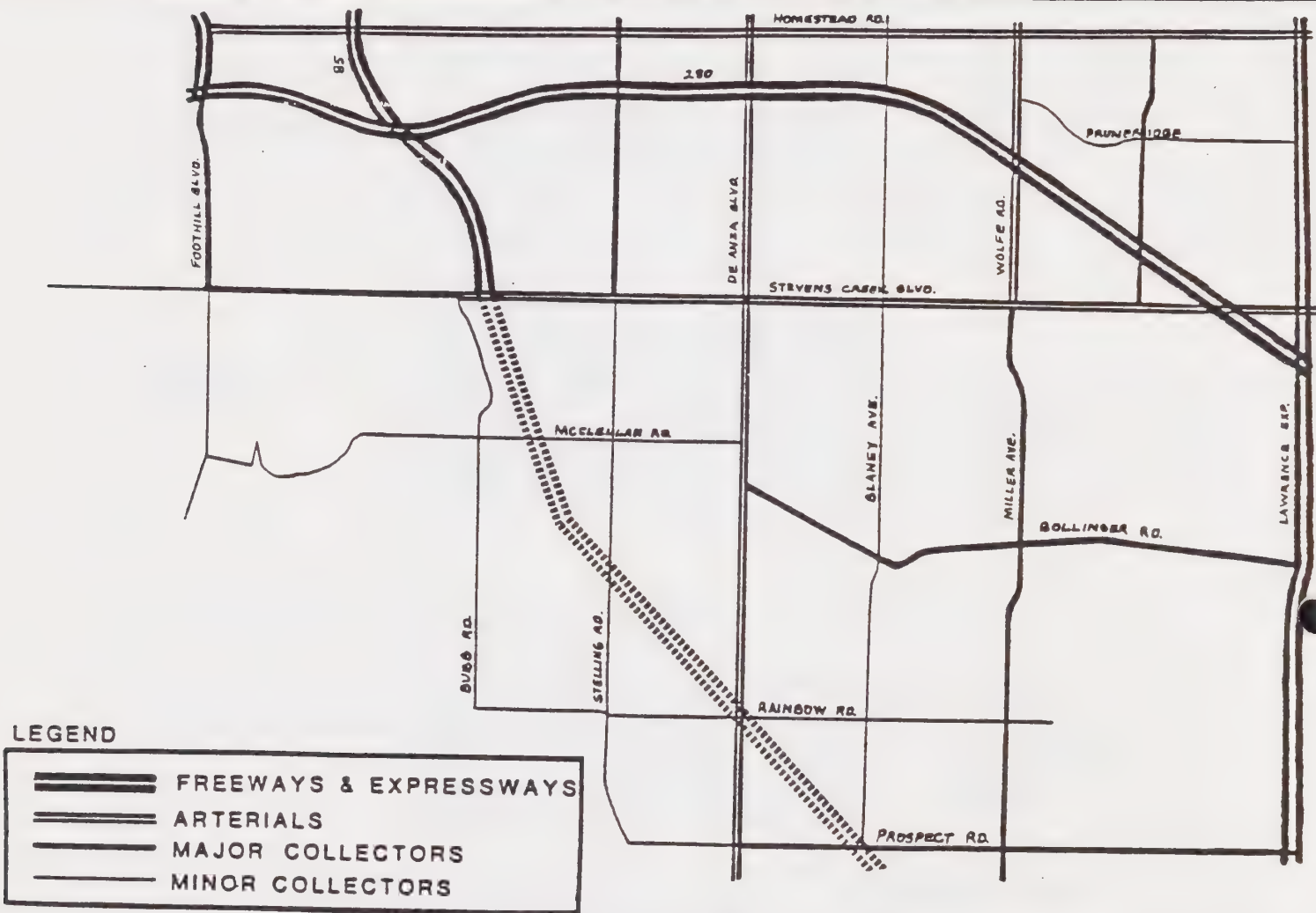


FIGURE 4

The General Plan incorporates a Road Improvement Implementation Program which taxes all new developers on an equal basis to ensure completion of the road system. The Road Tax Plan is described in greater detail in the Implementation Section of this document.

Transportation Policies

- Policy 7 - The Circulation Plan, labeled, Figure 4 and Table 1 entitled, "Street Hierarchy" identifies the City's primary street system and defines the function of each street category.
- Policy 8 - A Citywide Transportation Improvement Plan shall be implemented to accommodate peak hour traffic flows on arterials and major collectors at a minimum level of service D. If feasible, the Improvement plan should maintain existing levels of service which are higher than D. The percent or absolute number of through trips on arterial and major collector streets is not regulated.
- Policy 9 - The City advocates the complete protection and construction of the 85 Corridor right of way and to participate in a regional effort to determine the most mutually agreeable and appropriate transportation facility to be placed within the Corridor. If a regional effort is not successful, the City shall independently pursue the construction of a transportation facility within the City's segment of the full right of way which in its sole judgement deems to be appropriate in terms of utilizing whatever resources might be available.
- Policy 10 - Traffic Management Plans (TMP's) shall be developed for neighborhoods affected by "unacceptable" levels of through traffic. The Traffic Management Plans shall be designed based upon the concept that commute or through traffic should be redirected from minor collectors and local residential streets to the freeway, expressway and arterial and major collector street system.
- Policy 11 - The Street Construction Plan shall be developed which ensures that critical street improvements are finished prior to or in conjunction with major developments. The Street Construction Plan should be based upon the principle of equity in terms of ensuring that land developers participate in street improvements

- 2) Land uses not traditionally considered part of a community educational institution such as lodging facilities, conference facilities and institutional office/research facilities may be considered as a permitted use on the De Anza College campus. Final determination, as to the intensity, character and ultimate desirability, will be evaluated relative to traffic impacts on the community and consistency with the educational nature of the De Anza College campus.

Amendment to the Housing Element

The entire Housing Element is amended and is replaced by the attached Housing Element document. The Housing Element was redrafted in its entirety because the Government Code content requirements for the Housing Element are more specific than other elements. The Amendment does not contain significant changes. The needs analysis was changed to reflect current information, a new jobs/housing analysis was prepared, and the Below Market Rate Housing Program was amended to provide greater flexibility.

Amendment to the Circulation Element

The amended Circulation Element significantly alters the primary street network in terms of the functional definition of streets and the emphasis placed on future improvements.

The Amendment continues to advocate the retention of the 85 Corridor in cooperation with other regional efforts. If regional efforts fail, the City will pursue efforts to construct a facility in the Corridor. The Amendment incorporates policy which shifts traffic from residential streets, particularly from Stelling Road south of Stevens Creek Boulevard and McClellan Road, to major arterials.

The Circulation Plan contains policy advocating the implementation of a program which taxes all new developers on an equal basis based upon traffic generating characteristics in order to complete the road system. This new policy replaces the existing practice of requiring off-site traffic improvements on a case-by-case basis for particular developments which had the potential for creating inequities, particularly for those projects in close proximity to a major transportation improvement project. The Plan adopts a level of service indicator D in lieu of B/C for the arterial and major collector street system. The change was made in accordance with a finding that it is not technically or financially feasible to maintain a B or C level of service on major intersections during the peak hour. A traffic monitoring system will be used to ensure that land use decisions are made commensurate with the building of a transportation system to meet the twin objectives of maintaining level of service D on major systems and eliminating through traffic on minor collectors as identified on Figure 4.

Zoning Ordinance. The term "office land use" refers to all office uses referenced in the City's Administrative and Professional Office Zone including administrative professional and research and development activities.

Prototype research and development is permissible if conducted in consort with office functions of a business establishment. Prototype research and development is defined as follows:

Prototype R & D refers to research and development activities which lead to the development of a new product or a new manufacturing and assembly process. Products which are developed, manufactured and/or assembled as a part of a prototype facility are not intended to be mass produced for sale.

Guidelines for Prototype Research and Development

- . Control of hazardous material materials: The type, use and storage of hazardous materials for prototype research and development or assembly is regulated by the Uniform Building Code, the Uniform Fire Code and any new ordinance or other regulation which controls hazardous materials.
- . Control of physical appearance: There shall be no outward appearance that a prototype research and development or assembly process is in place. There will be no exterior storage, and receiving facilities shall be limited in scale. Generally, no more than 25% of the total space occupied by the firm will be devoted to a prototype research and development or assembly activity.

c. Land Use Activities

- 1) Late evening entertainment activities, such as cocktail lounges, recreational facilities, and theaters, are generally discouraged on the relatively narrow depth of Stevens Creek Boulevard properties. Said activities will be encouraged to locate in Town Center, Vallco Park and other large properties that are isolated from residential districts and can provide their own security.

3) The land use intensity for the Town Center Planning Area remains unchanged from the present General Plan policy with the exception that the 26+ acre Cali family landholding is permitted 300,000 sq. ft. of additional commercial and office space plus a maximum 240 room hotel complex. The hotel is considered a permitted land use subject to an analysis which demonstrates that the Town Center hotel will not have an adverse effect upon the construction of the Vallco Park hotel complex.

4) The land use intensity for the Crossroads Commercial District is regulated by a Floor Area Ratio as follows:

Commercial - .25
Office - .37

5) The land use intensity for the balance of the community outside of the Core Area is regulated by the following Floor Area Ratio:

Commercial - .25
Office - .33
Industrial - .33

6) Housing may be considered in conjunction with non-residential developments. Such housing may be permitted in addition to the Floor Area Ratio established for non-residential uses in the Land Use/Community Character section of the Plan.

7) In order to facilitate redevelopment in areas characterized as sub-standard, the Floor Area Ratio (FAR) for small developed or undeveloped properties may be increased. The maximum increase in intensity shall not exceed a .40 FAR and shall not exceed 1,000 sq. ft. above the building space normally allowed by the FAR designation assigned to the property. (EDITING APPROVED BY CITY COUNCIL - 2/6/84).

b. Land Use Classification

In general, the land use "emphasis" for developing properties located on Stevens Creek Boulevard west of De Anza Boulevard is commercial. The land use emphasis for properties located east of De Anza Boulevard is office. "Commercial land use" refers to all permitted commercial uses and all uses permitted subject to a use permit that are referenced in the City's Commercial

- 2) The land use intensity of the Vallco Park Planning Area is regulated by a Floor Area Ratio. The ratio for commercial use is .25; .37 for office; and .33 for industrial. The "Lester" property located within the northeast quadrant of Stevens Creek Boulevard and Tantau Avenue and the "former hotel" site located in the southeast quadrant of Pruneridge Avenue and Wolfe Road have zero development credits because development intensity was transferred to the Tandem site north of Vallco Parkway and Grosvenor site located south of Pruneridge Avenue.

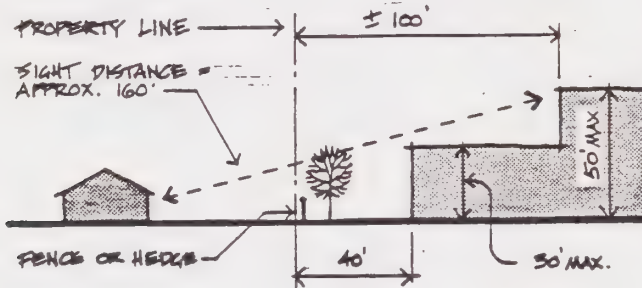
The Vallco Park Construction Phasing Memorandum, which regulates land use intensity in Vallco Park, is rescinded.

In addition to the building space allocated by the Floor Area Ratios, Vallco Park is allocated 300,000 sq. ft. of additional commercial space and 450,000 sq. ft. of additional office and industrial space. The space may be allocated to the area of Vallco Park located east of Wolfe Road, south of Pruneridge Avenue and west of the eastern City limit and north of Stevens Creek Boulevard. Vallco Park, Ltd. is encouraged to seek agreement from non Vallco Park owners within the above-mentioned sub-area regarding the allocation of the additional 750,000 sq. ft. The additional square footage can be allocated to the aforementioned "Lester" and "former hotel" sites.

A hotel complex, limited to a maximum of 1,000 rooms, may be located in the Vallco Park Planning Area located south of 280 Freeway and north of Stevens Creek Boulevard. The hotel development is in addition to the building square footages listed above. The hotel will include banquet space, conference rooms, and ancillary commercial activities common to a hotel complex. Ancillary commercial activities include restaurants, gift shops, personal services, flower shops, book stores and similar uses commonly located in and supporting a hotel facility. The City shall approve the maximum floor area of ancillary commercial space in conjunction with a future development application. The City's decision on the amount of ancillary commercial space will be based upon the degree to which the space supports the hotel function.

- c. Provide for visual privacy by limiting portions of the structures in excess of 30 ft. height to areas of approximately 100 ft. from the rear property line, orienting the narrow face of the structure toward the residential properties and/or eliminating facing windows or providing screens or louvers which prevent direct visual contact.

Site specific guidelines should be incorporated into a specific plan for these areas.



Policy 6 - The Land Use Plan diagram, labeled Figure 3, identifies the permitted land use types and intensities for sub-areas within the community. The Land Use Plan is augmented by the following policies.

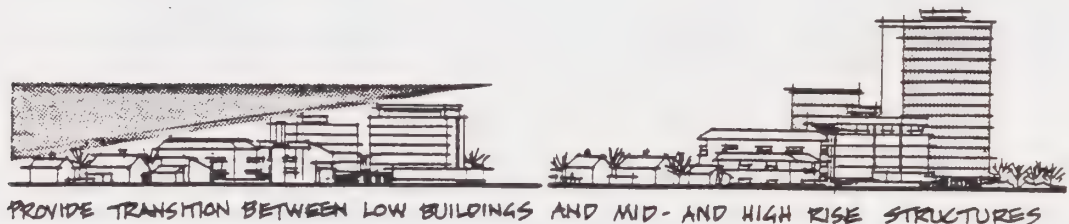
a. Land Use Intensity

- 1) The land use intensity for the North De Anza Boulevard Planning Area and Stevens Creek Boulevard corridor (area east of De Anza Boulevard) is regulated by the 16 one-way trip end performance standards. The maximum number of trips allocated to a specific undeveloped or redevelopable property is 16 trips/acre regardless of previous land uses or trip generation factors. Trips may be transferred between owners of North De Anza Boulevard property and Stevens Creek Boulevard properties.

The 16 trip end limitation shall not apply to retail shopping centers which were built and occupied prior to the adoption of the "Core Area Plan" on December 19, 1973. The building area of said shopping centers may be expanded to a Floor Area Ratio of .25 for commercial uses and .37 for office uses. The tenant mix of said centers is unregulated except for activities normally regulated by a use permit.

- b. Ingress/egress to individual properties shall be limited to avoid disrupting landscaping continuity and traffic flow.
- c. On-site coordination of driveways/parking aisles shall be provided to permit access to secondary streets and traffic signals and to minimize disruption of traffic flow.
- d. To the greatest extent possible, off-street parking shall be hidden from public view. The required number of off-street parking spaces for multi-story commercial, office and industrial projects in the Core Area will be determined in conjunction with specific development proposals.

Policy 5 - Design Harmony. In general, abrupt changes in building scale should be avoided. As shown below, a more gradual transition between the prevailing one and two story development and low to mid-rise structures should be achieved by introducing three and four story buildings at the perimeter of the project site.



The following guidelines will ensure a harmonious transition between residential and non-residential development. The policies are not intended to regulate design between residential and non-residential activities located within a Planned Unit Development zoning boundary or a special Planned Development planning area such as Town Center, Vallico Park or North De Anza Boulevard.

- a. Maintain a setback and height relationship equivalent to the prevailing street front setback relationships within the adjoining residential area.
- b. Provide a five to six foot buffer wall or screen along the common property line and supplement with continuous planting of trees which will provide a 20 to 30 ft. high visual screen. Where the trees are planted along the south edge of a residential property, maintain a setback sufficient to prevent shading of the residence's backyard.

- d. Building heights in the South Saratoga-Sunnyvale Road/De Anza Boulevard commercial corridor, the Crossroads Commercial District and the Stevens Creek Office corridor east of De Anza Boulevard are limited to one or two stories. Some elements of buildings may equal three stories in height, if a finding can be made that additional stories add diversity and interest to the structure and do not adversely impact surrounding land uses, particularly residential districts.
- e. Building heights on the non-residential properties located outside of the Core Area are regulated by the City's zoning ordinances, special area plans and planned unit developments.

Policy 3 - Subject to the exceptions listed below, the land use intensity policies for the Town Center Planning Area remains unchanged.

- a. The 26+ acre Cali family landholding is permitted 300,000 sq. ft. of additional commercial and office space plus a maximum 240 room hotel complex. The hotel is a permitted land use subject to an economic analysis which demonstrates that the Town Center hotel will not have an adverse effect upon the construction of the Vallco Park hotel complex.
- b. Town Center developers are encouraged to submit development proposals which incorporate, to the greatest extent possible, the maximum number of dwelling units designated on Figure 2-E.
- c. The maximum 45,000 sq. ft. of non-residential space designated for Site B shall be service oriented professional office and/or community or local retailing activities.

Policy 4 - The major arterials in the community not only move traffic but play a major role in determining the physical appearance of the community. The design of improvements on these scenic highways (travel corridors) are guided by the design standards listed below. Figure 3 identifies streetscape design guidelines for properties which front Stevens Creek Boulevard.

- a. The three corridors leading to the center of town should reflect an informal "park-like" appearance through broad landscaped parkways (50 ft.) landscaped medians, and abundant on-site landscaping.

LAND USE DIAGRAM

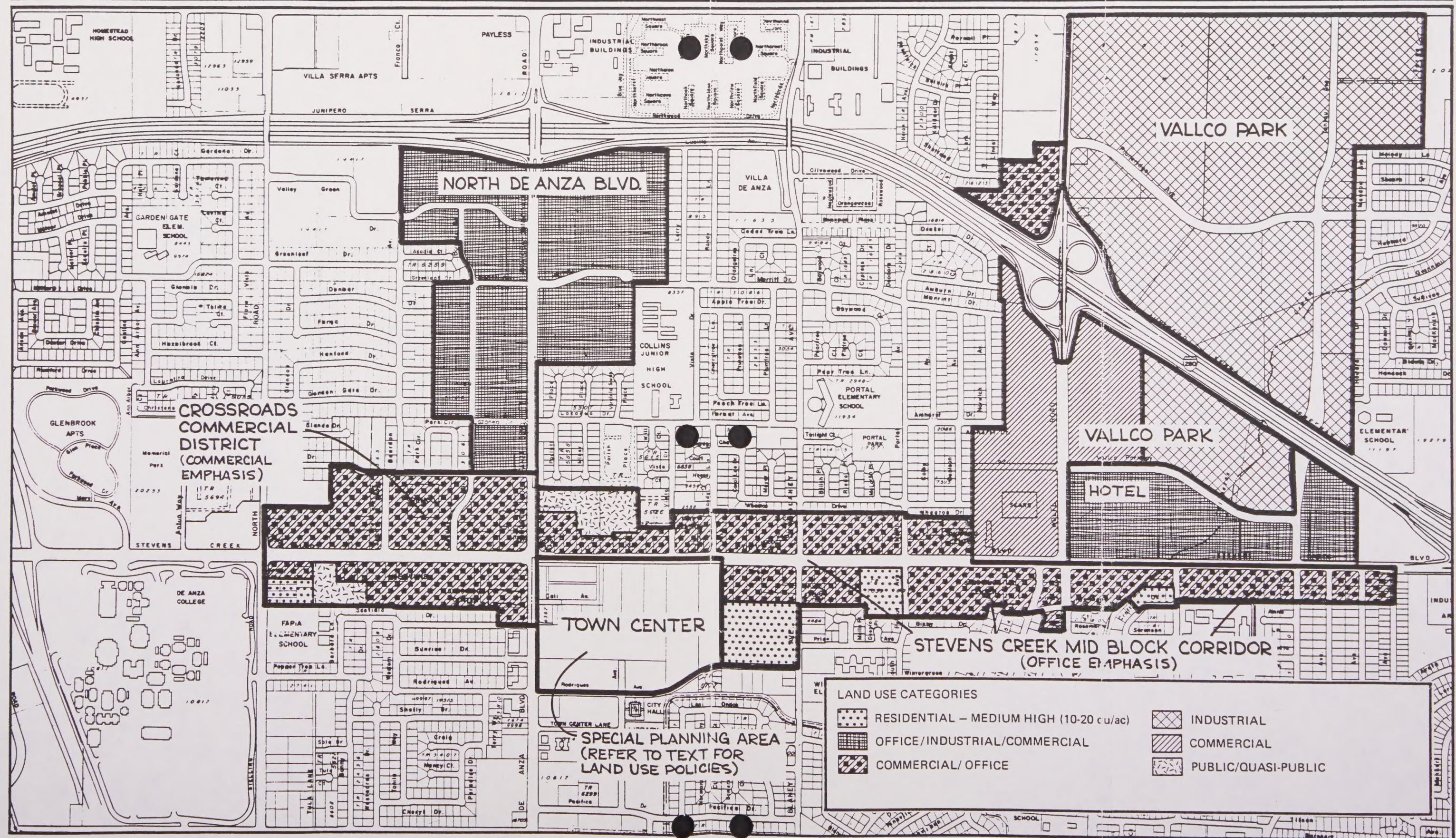




FIGURE 2

U.C. BERKELEY LIBRARIES



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